

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 305 National Park Road, Kinglake West Vic 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$860,000

Median sale price

Median price \$982,500 Property Type House Suburb Kinglake West

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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305 National Park Road, Kinglake West Vic 3757

Kylie McGrath

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Property Type:

Divorce/Estate/Family Transfers

Land Size: 6400 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median House Price

Year ending March 2024: \$982,500

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Ray White Eltham | P: 03 9431 3425



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